

LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only

Permit Number: _____
Staff Contact: _____

Date Received: _____

Type of Application: Final Plat

PROJECT INFORMATION

Name of Project (if applicable): Issaquah Highlands Parcel D
Project Site Address: 1700 NE Falls Drive
Parcel Number: 3630400040

OWNER

Name: Taylor Morrison Northwest LLC
Address: 13810 SE Eastgate Way Suite 410
Phone: 425 586 7700 Email: RRawlings@taylormorrison.com

APPLICANT

Name: same
Address: _____
Phone: _____ Email: _____

CONTACT

Name: same
Address: _____
Phone: _____ Email: _____

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Final Plat of Parcel D pursuant to PP18-00001 for 10 lots. Applicant will bond for 100% of the items on the attached landscape and utility improvements bond quantity estimates with SW and LAN permit approvals, and intends to record final plat prior to completion, inspection, and acceptance of each of those bonded items.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

AUTHORIZED AGENT

Date: _____

11/16/22

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

Attached

Zoning Designation: VR Village Residential

Land Use Designation: Urban Village

Subarea Designation: Issaquah Highlands

Shoreline Designation, if applicable: _____

Existing Land Use: vacant

Adjacent Land Uses North: MF Residential

South: SF Residential

East: SF Residential

West: Open space

Area in square feet: 48,648

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☐ Streams

☐ Wetlands

☐ Steep Slope Hazard Area

☐ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: 10 SF lots

Density (multifamily only): _____

Impervious Surface Ratio: _____

Pervious/Landscaping/Open Space Provided (in square feet): _____

Maximum Proposed Building or Structure Height: 37'

Total Proposed Building Square Footage (Gross Area): _____

Proposed Setbacks Front: _____

Rear: _____

Side: _____

Parking Spaces Provided: 40

Legal Description:

NEW PARCEL D, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-00002,
RECORDED OCTOBER 6, 2011
UNDER RECORDING NO. 20111006900006, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEDICATION OF
RIGHT OF WAY DEED RECORDED DECEMBER 20, 2013 UNDER RECORDING NO.
20131220000718, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION LYING EASTERLY OF LOTS 85 AND 86 OF FOREST RIDGE AT
ISSAQUAH HIGHLANDS (PARCEL C), AS
PER PLAT RECORDED IN VOLUME 258 OF PLATS, PAGES 80 THROUGH 86, INCLUSIVE, RECORDS
OF KING COUNTY,
WASHINGTON;

AND EXCEPT THE NORTH 18 FEET OF THE WEST 68 FEET OF THE EAST 309.02 FEET AS
MEASURED PARALLEL WITH AND
PERPENDICULAR TO THE NORTH LINE OF SAID NEW PARCEL D.